

BILL NO. R-88-02-17

DECLARATORY RESOLUTION NO. R-10-88

A DECLARATORY RESOLUTION designating
an "Economic Revitalization Area"
under I.C. 6-1.1-12.1 for property
commonly known as 3925 Ardmore Avenue,
Fort Wayne, Indiana, (KT Industries,
Inc.)

WHEREAS, Petitioner has duly filed its petition
dated February 4, 1988, to have the following described
property designated and declared an "Economic Revitalization
Area" under Division 6, Article II, Chapter 2 of the Municipal
Code of the City of Fort Wayne, Indiana, of 1974, as amended,
and I.C. 6-1.1-12.1, to wit:

Part of the Southwest Quarter of the
Southwest Quarter of Section 16, township
30 North, Range 12 East, Allen County,
Indiana, more particularly described
as follows, to wit:
Beginning on the South line of Southwest
Quarter of said Section 16, at a point
situated 75.0 feet, N 89°-46' E (deed
bearing) from the Southwest Corner of
said Southwest Quarter; thence N89°-46'
E, on and along said South Line, being
within the right-of-way of Engle Road,
a distance of 699.2 feet to the point
of intersection of said South line with
the Westerly right-of-way line of the
Wabash Railroad (Norfolk & Western Railway
Company); thence N 51°-50' E (recorded
N 51°-47' E), on and along said Westerly
right-of-way line, being situated parallel
to and 44.0 feet (measured at right
angles) Northwesterly of the centerline
of the main track, a distance of 695.5
feet to the point of intersection of
said Westerly right-of-way line with
the East line of the Southwest Quarter
of the South-West Quarter of said Section
16; thence N 00°-46' W (recorded N
00°-43'W), on and along said East line
a distance of 892.0 feet (recorded 889.7
feet) to a steel T-bar at the Northeast
corner of the Southwest Quarter of the
Southwest Quarter of said Section 16;
thence S 89°-32'W (recorded S 89°-37'
W), on and along the North line of Southwest
Quarter of the Southwest Quarter of
said Section 16, a distance of 1309.1
feet (recorded 1310.5 feet) to the Northwest
corner of the Southwest Quarter of the
Southwest Quarter of said Section 16;
thence S 00°-00' E (recorded "South"),
on and along the West line of the Southwest
Quarter of said Section 16, being within
the right-of-way of Ardmore Avenue (formerly
Hayden Road), a distance of 1239.2 feet
to a point situated 75.0 feet, N 00°-00'
W from the Southwest corner of the Southwest

1 Quarter of said Section 16; thence
2 S 90°-00' E, a distance of 25.0 feet
3 to the Northwest corner of a 0.03 acre
4 tract deeded to the County of Allen,
5 Indiana for right-of-way purposes in
6 Document #77-37260 in the Office of
7 the Recorder of Allen County, Indiana;
8 thence S 45°-07' E, on and along the
9 Northeasterly line of said 0.03 acre
10 tract, a distance of 70.42 feet (recorded
11 70.71 feet) to the Southeast corner
12 of said 0.03 acre tract; thence S 00°-14'
13 E, a distance of 25.0 feet to the point
14 of beginning, containing 37.030 acres
15 of land, subject to legal right-of-way
16 for Engle Road and Ardmore Avenue and
17 subject to an easement granted to Indiana
18 & Michigan Electric Co. in Deed Record
19 397, page 287 in the Office of said
20 Recorder and subject to all other easements
21 of record.

22 said property more commonly known as 3925 ARDMORE Avenue,
23 Fort Wayne, Indiana, (KT Industries, Inc.);

24 WHEREAS, it appears that said petition should
25 be processed to final determination in accordance with the
26 provisions of said Division 6.

27 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
28 OF THE CITY OF FORT WAYNE, INDIANA:

29 SECTION 1. That, subject to the requirements
30 of Section 7, below, the property hereinabove described
31 is hereby designated and declared an "Economic Revitalization
32 Area" under I.C. 6-1.1-12.1. Said designation shall begin
upon the effective date of the Confirming Resolution referred
to in Section 3 of this Resolution and shall continue for
one (1) year thereafter. Said designation shall terminate
at the end of that one-year period.

SECTION 2. That upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen
County Assessor;
- (b) Said Resolution shall be referred to the
Committee on Finance and shall also be referred
to the Department of Economic Development
requesting a recommendation from said department
concerning the advisability of designating
the above designated area an "Economic Revitalization
area";

1
2 (c) Common Council shall publish notice in accordance
3 with I.C. 5-3-1 of the adoption and substance
4 of this Resolution and setting this designation
5 as an "Economic Revitalization Area" for
6 public hearing;

7 (d) If this Resolution involves an area that
8 has already been designated an allocation
9 area under I.C. 36-7-14-39, then the Resolution
10 shall be referred to the Fort Wayne Redevelopment
11 Commission and said designation as an "Economic
12 Revitalization Area" shall not be finally
13 approved unless said Commission adopts a
14 resolution approving the petition.

15 SECTION 3. That, said designation of the hereinabove
16 described property as an "Economic Revitalization Area" shall
17 only apply to a deduction of the assessed value of both
18 real estate and personal property for new manufacturing
19 equipment.

20 SECTION 4. That if the proposed development does
21 not occur, the approximate current year tax rates for this
22 site would be \$10.4296/\$100.

23 SECTION 5. That if the proposed development does
24 occur and no deduction is granted, the approximate current
25 year tax rate for the site would be \$10.4296/\$100, (the
26 change would be negligible).

27 SECTION 6. That if the proposed development occurs,
28 with the deduction percentage of fifty percent (50%) as
29 assumed, the approximate current year tax rate for the site
30 would be \$10.4296/\$100, (the change would be negligible).
31
32

SECTION 7. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 8. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is hereby determined that the deduction from the assessed value of the real property shall be for a period of ten (10) years.

SECTION 9. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Charles S. Reed
Councilmember

APPROVED AS TO FORM
AND LEGALITY

J. Timothy McCaulay
J. Timothy McCaulay, City Attorney

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: KT Industries, Inc.
Site Location: 3925 Ardmore Avenue (northeast corner of Ardmore and Engle Roads in the
Fort Wayne Urban Enterprise Zone)
Councilmanic District: 4th Existing Zoning: M2
Nature of Business: Conversion of films, foils and papers for wire, cable, packaging and
personal care industries.
Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u>X</u>	<u> </u>
Redevelopment Area	<u> </u>	<u>X</u>
Platted Industrial Park	<u> </u>	<u>X</u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

Construction of 48,000 square foot manufacturing facility and installation of \$3,200,000
worth of new manufacturing equipment.

Type of Tax Abatement: Real Property X Manufacturing Equipment X
Estimated Project Cost: \$ 4,500,000 Permanent Jobs Created: 80

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STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 10 year(s).

Comments:

Staff
Date

Clark D. Becla
2/17/88

Director
Date

John R. [Signature]
2/17/88



STATEMENT OF BENEFITS

STATE BOARD OF TAX COMMISSIONERS

State Form 27167 (7-87)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 6-1.1-35-9.

INSTRUCTIONS: (I.C. 6-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.

Name of Designating Body Common Council - City of Fort Wayne	County Allen
Name of Taxpayer KT Industries Inc.	
Address of Taxpayer (Street, city, county) 3630 Illinois Road, Fort Wayne, Indiana	ZIP Code 46804

SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above N.E. Corner of Ardmore and Engle	Taxing District Wayne Township
Cost and description of real property improvements and / or new manufacturing equipment to be acquired: Land 350,000 Building 950,000 New Equipment 3,200,000	
(Attach additional sheets if needed)	Estimated Starting Date February 1988
	Estimate Completion Date July 1988 (Bldg)

SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number 28	Salaries \$470,000	Number Retained 28	Salaries \$470,000	Number Additional 80	Salaries \$1,500,000
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SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current Values	277500			
Plus estimated values of proposed project	1022500		3,200,000	
Less: Values of any property being replaced				
Net estimated values upon completion of project	1300000		3,200,000	

SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

I hereby certify that the representations on this statement are true.	Signatures of Authorized Representative
Title Treasurer	Date of Signature February 4, 1988
	Telephone Number 219-432-0027

FOR USE OF DESIGNATING BODY

IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions

Total Tax Rates

1. Current total tax rate.	\$ 10.4296
2. Approximate tax rate if project occurs and no deduction is granted.	\$ 10.4296
3. Approximate tax rate if project occurs and a deduction is assumed.	\$ 10.4296

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

One

A) The designated area has been limited to a period of time not to exceed _____ calendar years. *(See Below)

B) The type of deduction that is allowed in the designated area is limited to:

1) Redevelopment or rehabilitation of real estate improvements.

☐ Yes ☐ No

2) Installation of new manufacturing equipment

☐ Yes ☐ No

3) No limitations on type of deduction (check if no limitations)

☒ No

C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved; Signature of Authorized Member and Title

Date of Signature

Attested By:

Designated Body

Common Council, City of Fort Wayne

* If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING
EQUIPMENT

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT

For Deductions Allowed Over A Period Of:

Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	66%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

	Real Estate Improvements
	Personal Property (New Manufacturing Equipment)
x	Both Real Estate Improvements & Personal Property

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A. GENERAL INFORMATION

Applicant's Name: KT Industries Inc.

Address of Applicant's Principal Place of Business:

3630 Illinois Road

Fort Wayne, Indiana

Phone Number of Applicant: (219) 432-0027

Street Address of Property Seeking Designation: \$

3925 Ardmore Avenue

S.I.C. Code of Substantial User of Property: 35-1639711

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>x</u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u>x</u>
Is the project site within the rivergreenway area?	<u> </u>	<u>x</u>
Is the project site within a Redevelopment Area?	<u> </u>	<u>x</u>
Is the project site within a platted industrial park?	<u> </u>	<u>x</u>
Is the project site within the designated downtown area?	<u> </u>	<u>x</u>
Is the project site within the Urban Enterprise Zone?	<u>x</u>	<u> </u>

Will the project have ready access to City Water? x

Will the project have ready access to City Sewer? x

Is any adverse environmental impact anticipated by
reason of operation of the proposed project? x

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M2

What zoning classification does the project require? M2

What is the nature of the business to be conducted at the project site?

Conversion of films, foils and papers to supply the wire and cable industry,
packaging industry and personal care industry.

D. Real Estate Abatement:

Complete this section of the application only if requesting a deduction
from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

none

What is the condition of structure(s) listed above? n/a

Current assessed value of Real Estate:

Land 5400.00

Improvements NIL

Total 5400.00

What was amount of Total Property Taxes owed during the immediate past
year? \$480.28 for year 19 87.

Give a brief description of the proposed improvements to be made to
the real estate.

Construction of 48,000 sq. ft. building with appropriate road access and
parking areas.

Cost of Improvements: \$ 1,300,000.

Development Time Frame:

When will physical aspects of improvements begin? March 1988

When is completion expected? July 1988

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: NIL

What was amount of Personal Property Taxes owed during the immediate past year? NIL for year 19 .

Give a brief description of new manufacturing equipment to be installed at the project site.

Various slitting, laminating and/or extrusion equipment for conversion of
films, foils and papers

Cost of New Manufacturing Equipment? \$ 3,200,000.

Development Time Frame:

When will installation begin of new manufacturing equipment? July 1988

When is installation expected to be completed? 1990

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 28

How many permanent jobs will be created as a result of this project?
80

Anticipated time frame for reaching employment level stated above?
3 years

Current annual payroll: \$470,000.

New additional annual payroll: \$1,500,000.

What is the nature of the new jobs to be created?

Machinery operators and helpers as well as related factory support persons.

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The property is located in the Urban Enterprise Zone which is intended to encourage development, but the property has remained undeveloped and in a "rural condition" for many years. While growth has begun to the west of the property, this project will bring this growth across Ardmore, which area has been in a state of stagnation. This project will elevate the use of this real estate to its intended purpose, and will further the objectives of the Urban Enterprise Zone.

In what Township is project site located? Wayne

In what Taxing District is project site located? Allen County, Indiana

G. CONTACT PERSON:

Name & address of contact person for further information if required:

Pat O'Connor (291) 423-0027

D. W. Wirth (204) 783-7217

Phone number of contact person () _____

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

Pat O'Connor

Signature of Applicant
Pat O'Connor

February 4, 1988

Date

DESCRIPTION

Part of the Southwest Quarter of the Southwest Quarter of Section 16, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit:

Beginning on the South line of the Southwest Quarter of said Section 16, at a point situated 75.0 feet, N 89°-46' E (deed bearing) from the Southwest corner of said Southwest Quarter; thence N 89°-46' E, on and along said South line, being within the right-of-way of Engle Road, a distance of 699.2 feet to the point of intersection of said South line with the Westerly right-of-way line of the Wabash Railroad (Norfolk & Western Railway Company); thence N 51°-50' E (recorded N 51°-47' E), on and along said Westerly right-of-way line, being situated parallel to and 44.0 feet (measured at right angles) Northwesterly of the centerline of the main track, a distance of 695.3 feet to the point of intersection of said Westerly right-of-way line with the East line of the Southwest Quarter of the Southwest Quarter of said Section 16; thence N 00°-46' W (recorded N 00°-43' W), on and along said East line, a distance of 892.0 feet (recorded 889.7 feet) to a steel T-bar at the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 16; thence S 89°-32' W (recorded S 89°-33' W), on and along the North line of the Southwest Quarter of the Southwest Quarter of said Section 16, a distance of 1309.1 feet (recorded 1310.5 feet) to the Northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 16; thence S 00°-00' E (recorded "South"), on and along the West line of the Southwest Quarter of said Section 16, being within the right-of-way of Ardmore Avenue (formerly Hayden Road), a distance of 1239.2 feet to a point situated 75.0 feet, N 00°-00' W from the Southwest corner of the Southwest Quarter of said Section 16; thence S 90°-00' E, a distance of 25.0 feet to the Northwest corner of a 0.03 acre tract ~~dedicated to the County of Allen, Indiana for right-of-way purposes in~~ Document #77-37260 in the Office of the Recorder of Allen County, Indiana; thence S 45°-07' E, on and along the Northeasterly line of said 0.03 acre tract, a distance of 70.42 feet (recorded 70.71 feet) to the Southeast corner of said 0.03 acre tract; thence S 00°-14' E, a distance of 25.0 feet to the point of beginning, Ardmore Avenue and subject to an easement granted to Indiana & Michigan Electric Co. in Deed Record 397, page 287 in the Office of said Recorder and subject to all other easements of record.

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner or property to be designated).

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, day of _____, 19____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Adm, seconded by Stur, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>8</u>			<u>1</u>
BRADBURY	<u>✓</u>			
BURNS	<u>✓</u>			
GiaQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
REDD	<u>✓</u>			
SCHMIDT				<u>✓</u>
STIER	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 2-23-88

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. 9-10-88

on the 23rd day of February, 1988,

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL Thomas P. Henry
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th day of February, 1988, at the hour of 11:00 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 24th day of February, 1988, at the hour of 2:00 o'clock P. M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Tax Abatement: KT Industries, Inc.

DEPARTMENT REQUESTING ORDINANCE Economic Development P-88-02-17

SYNOPSIS OF ORDINANCE Required action of Common Council regarding
application of KT Industries, Inc. for tax abatement for new
manufacturing facility/manufacturing equipment to be located
at the northeast corner of Ardmore and Engle Roads

EFFECT OF PASSAGE Allows tax abatement on new manufacturing
facility and equipment for KT Industries, Inc.

EFFECT OF NON-PASSAGE Denies tax abatement

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$4,500,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) Don Schmidt - Finance

BILL NO. R-88-02-17

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an
"Economic Revitaization Area" under I.C. 6-1.1-12.1 for property
commonly known as 3925 Ardmore Avenue, Fort Wayne, Indiana
(KT Industries, Inc.)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

YES

NO

DONALD J. SCHMIDT
CHAIRMAN

Charles B. Redd
CHARLES B. REDD
VICE CHAIRMAN

Samuel J. Talarico
SAMUEL J. TALARICO

J.M.
JAMES S. STIER

Janet G. Bradbury
JANET G. BRADBURY

CONCURRED IN 2-23-88

Sandra E. Kennedy
Sandra E. Kennedy
City Clerk